

056.A

0010

0010.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
238,500 / 238,500
238,500 / 238,500
238,500 / 238,500
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		OLD COLONY LN, ARLINGTON

OWNERSHIP	Unit #:	10
Owner 1:	OLD COLONY REALTY PARTNERS LLC	
Owner 2:		
Owner 3:		

Street 1:	60 PLEASANT ST #G12
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -

Street 1:	4 NEWMAN WAY
Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02476
Type:	

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 605 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R5
o	APTS LOW
n	water
Census:	Sewer
Flood Haz:	Electri
D	Exempt
s	Topo
t	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

102	Condo	0	Sq. Ft.	Site	0	0.	0.00	6039
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	238,500			238,500		150909
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

Total Card	0.000	238,500		238,500	Entered Lot Size
Total Parcel	0.000	238,500		238,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	394.21	Land Unit Type:

Parcel ID: 056.A-0010-0010.0
Date: 14769!

PRINT Date: 12/30/21 Time: 01:06:30

LAST REV Date: 11/18/19 Time: 10:58:20

apro

4769

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 10.																				
Sty Ht: 1	- 1 Story			A Bath:	Rating:																							
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																							
Foundation: 3	- BrickorStone			A 3QBth:	Rating:																							
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																							
Prime Wall: 7	- Brick			A HBth:	Rating:																							
Sec Wall:				OthrFix:	Rating:																							
Roof Struct: 2	- Hip			OTHER FEATURES																								
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																							
Color: BRICK				A Kits:	Rating:																							
View / Desir: N	- NONE			Fpl: 0	Rating: Average																							
GENERAL INFORMATION				WSFlue:	Rating:																							
Grade: C	- Average			CONDOS INFORMATION																								
Year Blt: 1965	Eff Yr Blt:			Location: F	- Front																							
Alt LUC:	Alt %:			Total Units:																								
Jurisdict:	Fact: .			Floor: 3	- 3rd Floor																							
Const Mod:				% Own: 0.552500010																								
Lump Sum Adj:				Name: 24	- 6039																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																
Avg Ht/FL: STD				Phys Cond: AV	- Average			30.	%			Exterior:																
Prim Int Wal: 2	- Plaster			Functional:								Interior:																
Sec Int Wall:				Economic:								Additions:																
Partition: T	- Typical			Special:								Kitchen:																
Prim Floors: 4	- Carpet			Override:								Baths:																
Sec Floors:				Total:	30.6			%				Plumbing:																
Bsmnt Flr:				CALC SUMMARY								Electric:																
Subfloor:				Basic \$ / SQ: 325.00								Heating:																
Bsmnt Gar:				Size Adj.: 1.49173546								General:																
Electric: 3	- Typical			Const Adj.: 1.06018400								SUB AREA																
Insulation: 2	- Typical			Adj \$ / SQ: 513.992								SUB AREA DETAIL																
Int vs Ext: S				Other Features: 32712								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub	%	Descrip	%	Qu	# Ten						
Heat Fuel: 3	- Electric			Grade Factor: 1.00								GLA	Gross Liv Ar	605	513.990	310,965												
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000																								
# Heat Sys: 1				NBHD Mod:																								
% Heated: 100				LUC Factor: 1.00																								
Solar HW: NO	Central Vac: NO			Adj Total: 343677																								
% Com Wal	% Sprinkled			Depreciation: 105165																								
				Depreciated Total: 238512																								
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0010-0010.0												IMAGE				AssessPro Patriot Properties, Inc								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value										
More: N	Total Yard Items:				Total Special Features:											Total:												